

SUMMARY OF RESTRICTIONS
LAKE GLADEWATER ESTATES SUBDIVISION

This is a summary of the Restrictions binding upon Lake Gladewater Estates subdivision. As a summary, this document includes only selected information-not the full text. Complete text of the recorded restrictions may be obtained from the Upshur County Clerk's office or from the Seller.

All lots are to be used for single-family residence only (no business, professional or other commercial activity).

Houses to have pitched roof of architectural/composition shingle or prefinished colored metal.

Houses to have masonry exterior, waiver possible only by Homeowner's Association.

Dwelling to be 2,000 square foot minimum of central heat & air floor area.

Setback lines are 35' from front lot line and 10' from side lot line.

Above-ground swimming pools must be hidden by privacy fence.

Two-vehicle or more garage (no carport) required.

Driveway at least 10' wide with surface of asphalt or concrete.

No mobile homes allowed.

Accessory structures may be up to 1500 square feet.

Privacy fencing is limited to 6' height.

Lot must have grass or other ground cover planted and maintained by regular mowing or care.

No unregistered nor commercial vehicles, rubbish or other junk can be stored on the property.

No discharging of firearms.

No noxious or offensive activity permitted.

Most ordinary household pets are allowed but must be confined to Owner's property and must not be a nuisance.

Lot owners adjoining the lake have exclusive access to the lake.

All Lots are subject to membership in a Homeowner's Association with annual dues.